

The Examiner Clarification request:

Questions

1 Do the alterations to the National Planning Policy Framework issued this month have any impact on the issues that I must consider? Any submission that an alteration has such an impact must identify the paragraph of the NPPF concerned and explain why the alteration makes a difference.

2. Is there any view that cannot be seen from points to which the public have a right of access that is relevant to the issues that I must consider? A submission that there is such a view should clearly identify it and either contain a photograph from the viewpoint concerned or explain why such a photograph cannot be provided.

3. [Directed primarily at LPC and the Leire Neighbourhood Plan Advisory Committee]

3.1 Please supply details of how the RAG scores in Table 2 of Appendix 5 to the NDP were calculated.

3.2 Is the area of the residential site allocation in policy H1 given by Andrew Grainger & Co, namely 0.34 hectare, agreed?

4. [Directed primarily Mr Tebbs and Ms Swann]

Please supply evidence of the ownership of site 327 and of the exact boundary of site 001.

5. [Directed primarily at Andrew Grainger & Co]

Is there any reason in law or in terms of viability where policy H1(b) should not require a minimum of two of the dwellings to be affordable housing as defined in Annex 2 to the NPPF?

6. [Directed to Leicestershire County Council and to the Andrew Grainger & Co]

What are the implications of brick walls adjoining the proposed access referred to in HDC's representation?

HDC response

Question 1

Harborough District Council consider the following excerpts from the NPPF 2021 may be relevant to consideration of the Leire Neighbourhood Plan policies. (para numbers are from the new NPPF dated July 2021.)

Relevant to Policy H1 and comments from Residents

70. ~~69.~~ Neighbourhood planning groups should also ~~consider~~ give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph ~~68-69a~~) suitable for housing in their area.

There has been an assertion from residents that the Leire Plan need not have included a housing site allocation. The submission Plan approved by the Parish Council contains a small site for housing which is consistent with the NPPF 2021 and demonstrates the

Neighbourhood Plan group has given 'particular consideration' to housing allocations with their neighbourhood area.

Relevant to Policy H1

Para 111 of the NPPF 2021 states that:

111. ~~109.~~ Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Relevant to Policy H5

126. ~~124.~~ The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. ~~125.~~ Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

Neighbourhood ~~plans~~ ~~planning groups~~ can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

128. ~~126.~~ To provide maximum clarity about design expectations at an early stage, ~~plans or supplementary planning documents should use visual tools such as all~~

local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes. These provide a local framework for creating beautiful and distinctive places, with a consistent and high quality standard of design. However ~~their~~ Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety where this would be justified.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or sitespecific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to

guide decisions on applications in the absence of locally produced design guides or design codes.

4649 Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

50 Unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

The use of design codes and design guidance is encouraged by the NPPF 2021. Policy H5 sets out design criteria that reflect local qualities in the Neighbourhood Area and provide guidance for developers when planning applications are made.

Response from Leire Parish Council

Responses in **RED** and site assessment information contained at 3.1

1 Do the alterations to the National Planning Policy Framework issued this month have any impact on the issues that I must consider? Any submission that an alteration has such an impact must identify the paragraph of the NPPF concerned and explain why the alteration makes a difference. *[note by HDC: for the QB and HDC to answer]* **NO**

2. Is there any view that cannot be seen from points to which the public have a right of access that is relevant to the issues that I must consider? A submission that there is such a view should clearly identify it and either contain a photograph from the viewpoint concerned or explain why such a photograph cannot be provided. **NO**

3. [Directed primarily at LPC and the Leire Neighbourhood Plan Advisory Committee]

3.1 Please supply details of how the RAG scores in Table 2 of Appendix 5 to the NDP were calculated. **DOCUMENT BELOW**

Page 1 of 5

Leire site 4a – Part of Land rear of Orchard cottage

1. Overview

This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for Neighbourhood Plan (NP) making purposes. The level of detail provided is appropriate for this purpose and is proportionate to the requirement of meeting the Basic Conditions. The SSA is not a substitute for detailed professional assessments of site viability and other legal or regulatory matters that will require approval as a part of testing a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.

Through undertaking the SSA the Neighbourhood Plan Advisory Committee (NPAC) are identifying the least environmentally damaging and therefore the most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from the local authority Strategic Housing and Economic Land Availability Assessment (SHELAA), Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit has been undertaken to determine the locational context but the site itself has not been accessed in detail during the SSA.

Locally important factors have been considered and it is recommended that the wider community comment on the result of the SSA's to help support a ranking of the potential sites. The SSA's are only a part of any potential development site selection, it is a best practise tool to rank potential sites in a NP and the methodology is accepted by developers, land owners, Local Authorities and Planning Inspectors as being robust and proportionate for this task. The SSA's are fully compliant with the advice and guidance in the National Planning Policy Frameworks of 2012 and 2018.

This first stage of the SSA process assesses how developable a location is, the second stage assesses how deliverable the location is. Working in partnership with landowners and Harborough District Council's (HDC) enables a positive SSA process that meets or exceeds the housing target and affordable housing requirements in HDC's emerging Local Plan.

2. Site Selection Criteria – two stages

The first stage is to use a scoring system for the residential sites based on a traffic light (Red, Amber or Green - RAG) score. For Leire twenty four indicators are being evaluated and the sites are numerically scored and ranked. This process assists with providing an overall picture of the developable viability of the sites in the parish. A high green score indicates the more sustainable sites in the SSA process and provides an indication of how developable a site is.

However, it is important to note that there may be other factors which result in that site not being appropriate so a second stage of analysis considers if a site is deliverable. Accordingly, both stages of the SSA process are used in determining the selection of allocated sites.

- . Red is scored for a negative assessment where significant mitigation is required;
- . Amber is scored where there are negative elements to the site and costly/disruptive mitigation measures will be required;
- . Green is scored for a generally positive assessment.

Within the different scoring categories sites will be ranked on their individual score - effectively the total of green scores minus red scores.

| Contact Details | |
|------------------------|---|
| Name(s) of Assessor(s) | Derek Doran BSc (Hons) MCIH MBA – Your Locale |

| Site - Details | |
|------------------------|---------------------------------------|
| Site name and address: | Part of Land rear of Orchard Cottage. |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|---|------------|
| 1. Site area and capacity: | About .34h– Up to 5 units (2x2 bed bungalows, 2x3 bed houses, 1x4 bed house. Two units of affordable housing (20% market discount). | Green |
| 2. Current Use: | The site is made up a small parcel of unkempt ground an ex-grazing field off of Main Street, development would mean this use will need to be relocated, although land currently not in use. | Amber |
| 3. Adjoining Uses: | The site sits adjoins the recognised current village envelope for development. | Amber |
| 4. Topography/heritage: | A gently sloping site. | Green |
| 5. Greenfield or Previously Developed Land? | A greenfield site. | Red |
| 6. Site availability - Single ownership or multiple ownership? | Multiple owners. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|------------|
| 7. Landscape & Visual Impact (LVIA) considerations. | The site has a fairly enclosed feel and development of the site would not have a major impact on views in and out of the village. The effects of development can be mitigated through a careful design layout and additional planting, development would potentially undermine the views of overlooking properties causing a less than substantial harm. | Amber |
| 8. Important Trees, Woodlands & Hedgerows? | Mature trees are in place around the boundaries of the site and their root structure would be retained and additional planting made in a development scheme. | Green |
| 9. Relationship with existing pattern of built development? | The site has residential properties to 3 sides, so a very careful design solution using planting and landscaping will be required to mitigate the adverse effects. A high quality design solution is required due to the nearness of existing properties. | Amber |
| 10. Local biodiversity score. | The existing pond is to be retained within the land excluded from the development area. No impact on BAP species from this reduced site area. | Green |
| 11. Listed Building or important built assets and their setting? | The smaller site will not include the grade 2 listed building, development of only 5 units will still require a negotiation with the conservation officer @ HDC. | Green |
| 12. Impact on the conservation area or its setting? | The smaller site is wholly outside of the conservation area boundary, a sensitive development to the rear of the site would not be visible from the street scene. | Green |
| 13. Safe pedestrian access to and from the site? | A footpath can be provided to link to the existing path on Main Street, there are two options to accommodate this. | Green |
| 14. Impact on existing vehicular traffic? | A medium scale impact on the village centre and adjacent road network due to this number of units. | Amber |
| 15. Safe vehicular access to and from the site? | An appropriate access design has been provided by WYG Highways consultants, this still requires the approval of Leicestershire CC highways authority and improvements will be required. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|------------|
| 16. Distance to designated village centre (community centre). | Approximately 70m from the geographical centre of the site. | Green |
| 17. Current existing informal/formal recreational opportunities on site? | None identified. | Green |
| 18. Ancient monuments or archaeological remains? | None identified from the gazetter, given the age of the adjacent buildings this issue will be monitored. | Amber |
| 19. Any public rights of ways/bridle paths? | No informal footpaths or PROW are found within the site. | Green |
| 20. Gas, oil, pipelines and networks & electricity transmission network? | None identified on the smaller site area. | Green |
| 21. Any nuisance issues (noise, light, odour)? | Minor traffic noise from the M1, Main Street and amplified music from the nearby village hall. | Amber |
| 22. Any contamination issues? | None identified. | Green |
| 23. Any known flooding issues? | The site is within flood zone one and will probably not require a professional hydrology survey for this small number of units, unless requested by HDC. | Green |
| 24. Any drainage issues? | Yes there is a pond within the site that floods, further investigations are required. | Amber |

| Site – Sustainability criteria relating to Location, Surroundings & Constraints | | RAG Rating |
|---|--|--|
| | Red - 1 Amber – 10 Green - 13 | A VERY HIGH GREEN SCORING SITE OF 12. |

3.2 Is the area of the residential site allocation in policy H1 given by Andrew Grainger & Co, namely 0.34 hectare, agreed? **YES**

Response from Andrew Granger (c/o Stephen Mair)

Thank you for your email, please find below our response to the questions of clarification raised by the Examiner.

Regarding question 5 and the element of affordable housing, we have worked and engaged with the Neighbourhood Plan Group during the preparation of the emerging plan document in bringing forward a draft layout and housing mix, which is acceptable to the Neighbourhood Plan Group and conforms with the identified housing need in the village. We have confirmed to the Neighbourhood Plan Group that the scheme will deliver an element of affordable housing and perhaps the revisions to the National Planning Policy Framework have come at the most appropriate time in respect of this site and the proposed development. It is the landowner's intention to deliver a residential development, which is sympathetic to the existing built form of the village and provides benefit in the form of a mix of housing opportunities. To this end, we have discussed with the Neighbourhood Plan Group about delivering new affordable homes for those with a village connection (as a priority), either as a starter home or a house to downsize to.

Annex 2: Glossary of the revised National Planning Policy Framework provides definitions of affordable housing. The intention is to deliver affordable homes as defined under definition b) 'Starter homes' and c) 'Discounted market sales housing'.

Paragraph 64 of the NPPF states *'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).'*

Policy H2 Affordable housing of the adopted Harborough Local Plan (April 2019) states *'40% affordable housing will be required on housing sites: a) of more than 10 dwellings; or b) with a combined gross floorspace of more than 1,000 sq. m.'* The policy goes on to state *'Proposals which do not meet the above policy requirements will be acceptable where it is demonstrated to the Council's satisfaction that a different level or mix of affordable housing is required to make the development viable and the approach contributes towards creating mixed and balanced communities.'*

The above policies confirm the position on affordable housing and the delivery of such, however, within the Neighbourhood Plan the policy requests the inclusion of affordable housing to meet an identified need.

Regarding question 6 and the point on the brick walls, we note in the submission that the Council references the use of google 'streetview' in their assessment of the access. The google 'streetview' we have available is outdated and does not reflect the current position regarding the access. To this end, I have attached a copy of the topographical survey of the site and photos showing the amended existing access.

Our highway consultant has confirmed the following:

LCC Highways require an access width of 4.25m for a private drive shared surface for a minimum of 5m behind the highway. Where the site is bound (by a wall, fence or trees) an additional 0.5m width is recommended either side of the access. It is understood this recommendation is for turning vehicles whereby, the front of the vehicle can overhang an unbound edge (grass or verge) when turning but obviously cannot when bound by a solid structure.

M-EC acknowledge the site is bound on one side by a wall and therefore, an additional 0.5m has been added for the first 5m behind the highway. However, for the first 5m behind the highway, no such feature bounds the access on the eastern side. It is acknowledged that a bush is located within the front garden of the adjacent property however, any overhanging vegetation can be trimmed back. A wall or fence does not bound the site access for the first 5m on its eastern side and therefore, it is considered a 4.75m wide access is suitable.

It should be noted that LCC apply guidance and that the additional 0.5m width requested by LCC is not a set standard. Figure 7.1 contained within Manual For Streets, a nationally adopted document (shown below), outlines how a width of 4.1m is suitable for two passing cars. It is therefore considered that the proposed 4.75m width is more than adequate to cater for likely demand given the size of the development proposed.



Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

It is also important to note that the access is classified as a shared surface for pedestrians and vehicles however, the development site will provide a separate pedestrian link onto Main Street. This link would be more of a desire route for pedestrians of the site when accessing the facilities within Leire. It is therefore considered that the access width as shown would not result in detriment to its users or users of St Peters Close.

Kind regards

Stephen

Attachments

Existing entrance to allocation site



CAD drawing of entrance



34030_01_T.pdf

Response from LCC Highways

Thanks for forwarding the questions from the NP Examiner. I have now had a reply from Highways colleagues which is below.

Regards,

Mike

In response to question 6:

What are the implications of brick walls adjoining the proposed access referred to in HDC's representation?

The implications of brick walls adjoining the proposed access are the access width does not conform with the standards as set out in the Leicestershire Highway Design Guide as follows:

| | |
|-----------------------------|---|
| Minimum effective width (a) | Single dwelling = 2.75m Two to five dwellings = 4.25m for a minimum distance of 5m behind the highway boundary. Six to 25 dwellings = 4.8m for a minimum distance of 5m behind the highway boundary(a) (In all cases add 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side, 1m if bounded on both sides. See also paragraph 3.219 about access for refuse collection and 3.220 about access for emergency vehicles.) |
|-----------------------------|---|

The reason for needing this additional 0.5m/1.0m where bounded is that vehicles are unable to drive snug against the wall/obstruction and hence an additional allowance of 0.5m is required to compensate. This additional width is also needed to allow two vehicles to pass clear of the public highway. Should this not be available, it could lead to vehicles waiting on St Peter's Close/reversing out of the access which could be to the detriment of highway safety.

Timothy and Helen Hurst (also sent on 10/8/21)

2 St Peter's Close

Leire

LE17 5ET

For the urgent attention of the Independent Examiner with responsibility for the Leire Neighbourhood Plan

Dear Sir/Madam,

With reference to the Leire village Neighbourhood Plan, we would like to make you aware of developments which may materially affect your view of the viability of this plan. We hope that you have already been informed of these events, but seek to ensure your awareness.

We attended a Parish Council meeting in Leire village hall last Tuesday evening (27th July) at which the PC were required to pass comment on several planning applications affecting the village. One of these was the application for "the erection of 5 dwellings on land off Airedale Close, Leire" with a HDC reference of 21/01248/OUT. This is the exact same development which the Parish Council purport to champion as the preferred development for the village, detailed in Policy H1 in the Draft Neighbourhood Plan with access off St Peter's Close. The Parish Council voted to recommend declining consent for this planning application.

Response to Questions of Clarification from Examiner - by 23 August 2021

The Parish Council were of the opinion that it was obligatory to include a small development in the Neighbourhood Plan, but Local Councillor Mark Graves said that this was not the case and that Leire was not required to offer any new housing in their Neighbourhood Plan.

We believe that this highlights the Parish Council's disconnect with their own Draft Neighbourhood Plan. It is difficult to see how the Plan can be presented to the village in its present form, with Policy H1 included, when the Parish Council do not honestly endorse this policy.

Can we please urge you to confer as soon as possible with Leire Parish Council to seek clarification as to how exactly the Draft Plan should be amended.

Yours faithfully,

Response from Ms Swann and Mr Tebbs

This Message originated outside your organization.

Dear Matthew

Thank you for your email. I am satisfied this is an accurate representation of boundaries and ownership and that this may be put forward to the Examiner as clarification.

Kind Regards

Sally Swann

On 30/07/2021 10:34, Matthew Bills wrote:

Dear Sally

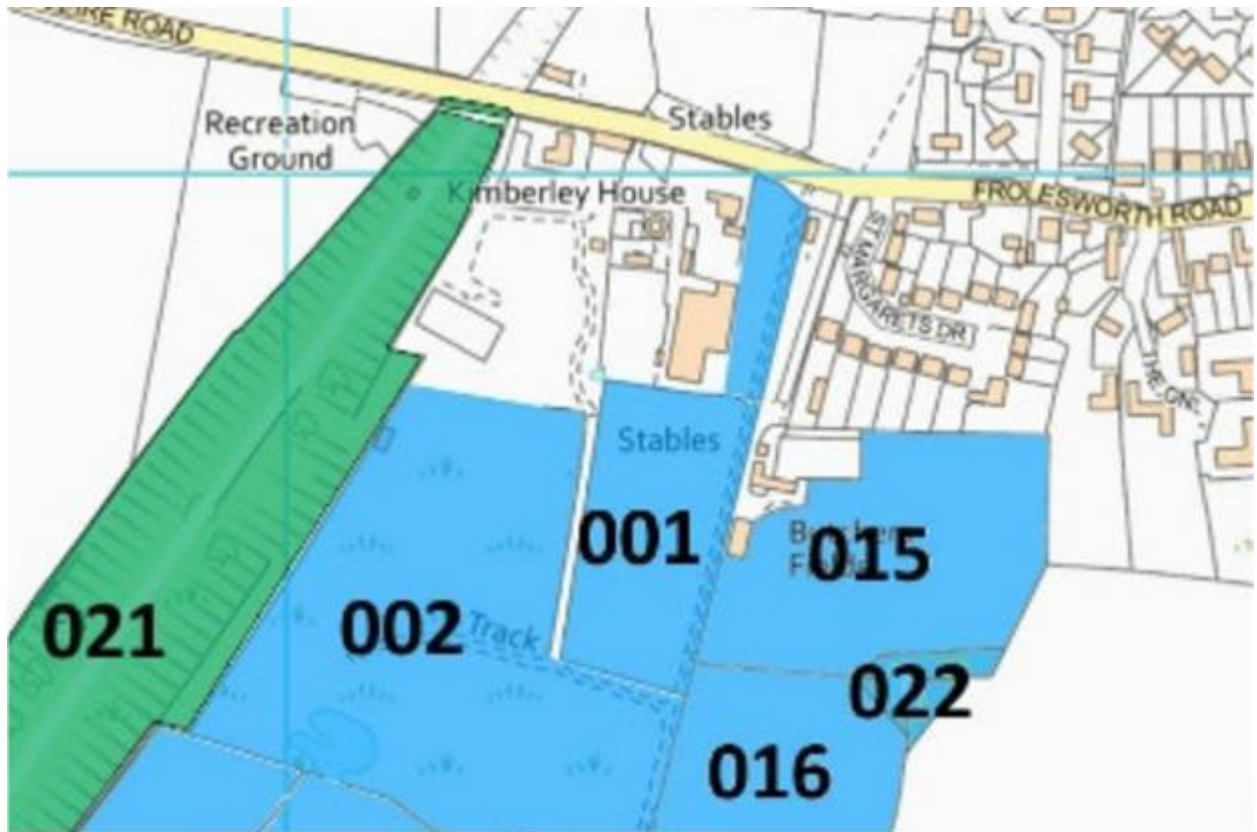
The Examination of the Leire Neighbourhood Development Plan has now commenced, and the Examiner is seeking clarification in the following matter relating to the representation given by yourself on behalf of your father, Owen Tebbs at Regulation 16 consultation.

The Examiner asks the following question directed primarily at yourselves.

4. [Directed primarily Mr Tebbs and Ms Swann]

Please supply evidence of the ownership of site 327 and of the exact boundary of site 001.

To try and assist the Examiner, the boundary of 001 taken from the Leire Plan is shown below



Site 327 is shown below



Information from Land registry shows the boundary of site 001 (aka LT366279 map search attached) shows the same boundary. The ownership information from LT366279 (also attached) demonstrates ownership by Mr Tebbs.

Attachments



Similarly, information from the Land Registry shows the boundary of site 327(aka LT357408 register and title plan attached) showing the same boundary. The title absolute of LT357408 demonstrates ownership by Sally Swann and others.

Are you satisfied this is an accurate representation of boundaries and ownership and that this may be put forward to the Examiner as clarification? If you have any further clarification information for the Examiner concerning site 001 or site 327 such as site photographs or other clarification of boundaries we will be pleased to receive it before 18th August 2021.

All information provided will be forwarded to the Examiner and made publicly available.

From Graham & Angela Smith

Dear Mr Bills,

Our attention has been drawn to the Examiner's Guidance & Directions document on the HDC website. We note that the Examiner has instructed that this document be " Sent promptly to all who have made representations under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012."

Given that we are amongst those making such representations we would have expected to receive a copy of this document, but this is not the case. We understand that neighbours who also made representations have received nothing from HDC either.

This is especially concerning given that We would be interested to know we are half way through the period for responses to the questions.

Finally, can you say why no site notice seems to have been displayed on or near the proposed development site off Airedale Close?

From Graham & Angela Smith

Dear Mr. Bills,

Thank you for your email of 11th August.

We note that Leire PC only uploaded a copy of the Guidance and Directions document to their website yesterday, 17th August. When the examiner published the document on 28th July he set the closing date for submission at 23rd August, so a four week window. In only uploading the document to their website this week Leire PC have effectively reduced that window to less than a week.

Response to Questions of Clarification from Examiner - by 23 August 2021

We feel it important that the examiner is made aware of this point since such a short window seems wholly unreasonable, especially in peak holiday season.

We would also like to ensure that the examiner is aware of what transpired at the July Parish Council Meeting when the Clerk was instructed by the Chair to inform the examiner that the PC had been given misleading advice on the requirement to put forward development sites within the NP. This instruction was the result of council discussion, following which a motion was passed to that effect by the councillors present. They reaffirmed their previously expressed view that the identified plot was inappropriate and should be removed from the plan.

Yours,

Response to Examiner on 18 August 2021

From: Matthew Bills

Sent: 18 August 2021 10:45

To: Timothy Jones <TJ@no5.com>

Cc: No5 Clerks - Planning <planning@no5.com>; planningpolicy@harborough.gov.uk

Subject: RE: Guidance and Directions

Importance: High

Tim

We have received some responses to clarification questions from consultees which I will forward to you by the deadline of 23rd August.

We have also been asked for an extension of time by some residents who are concerned about the delay in getting the Guidance and Directions to them and being publicly available on the Leire PC website. (please see timeline and request attached)

The delay in making information available was due to officer holiday periods.

I would be grateful if you could inform me whether you agree to an extension and how long you propose to allow, as per the email of Graham and Angela Smith of this morning (18/8/2021)

I will of course make this correspondence available on the HDC website.

Regards

Matthew

Timeline for notification of Guidance and Directions

Named persons in the Guidance and Directions notified on 30/7/2021

Sent to : Leics County Council, Andrew Granger, Mr Tebbs and Ms Swann, Leire Parish Council and Neighbourhood Plan Advisory Committee, Harborough District Council officers

Guidance made generally available on HDC website and sent to other Reg 16 respondents on 11/8/2021

Response to Questions of Clarification from Examiner - by 23 August 2021

Sent to: STWA, Sport England, Highways England, Harborough Disability Action Group, 8 residents

Guidance uploaded to Leire PC website on 17th August 2021

Any delays in providing information are accounted for by holidays of officers.

A resident has requested an extension to time. The following email trail provides their concerns and requested actions for the Examination

From: Matthew Bills

Sent: 18 August 2021 10:19

To:

Subject: RE: [EXTERNAL] Re: Leire Neighbourhood Plan - Clarifications from Examiner

Thanks I will let him know

From:

Sent: 18 August 2021 10:18

To: Matthew Bills <M.Bills@harborough.gov.uk>

Subject: Re: [EXTERNAL] Re: Leire Neighbourhood Plan - Clarifications from Examiner

This Message originated outside your organization.

Dear Matthew

We feel it is for the examiner to decide the length of the extension period.

With kind regards

On 18 Aug 2021, at 10:09, Matthew Bills <M.Bills@harborough.gov.uk> wrote:

Dear

Thank you for the email

Can you please confirm how long you require the response period to be extended?

Regards

From:

Sent: 18 August 2021 10:08

To: Matthew Bills <M.Bills@harborough.gov.uk>

Subject: [EXTERNAL] Re: Leire Neighbourhood Plan - Clarifications from Examiner

This Message originated outside your organization.

Dear Matthew,

We would refer you to the wording at point 13 of the document which states that the documents are "to be posted promptly.....on websites of HDC and LPC"

It is difficult to reconcile this instruction with a document not appearing on LPC website until some 3 weeks after that instruction was published, on 28th July.

Our point therefore. Is that the general public are not being afforded the time envisaged by the examiner in which to respond to his publication. Logically, the deadline should be extended to give all an equally opportunity to make representations.

Graham & Angela Smith

Sent from my iPad

On 18 Aug 2021, at 09:57, Matthew Bills <M.Bills@harborough.gov.uk> wrote:

Dear

Thank you for your message.

I will notify the Examiner of your concerns.

Can you confirm whether you are seeking additional time to make your response and if so, how long you require and the reasons for the extension?

Regards

Response to Questions of Clarification from Examiner - by 23 August 2021

From:

Sent: 18 August 2021 09:53

To: Matthew Bills <M.Bills@harborough.gov.uk>

Subject: [EXTERNAL] RE: Leire Neighbourhood Plan - Clarifications from Examiner

This Message originated outside your organization.

Dear Mr. Bills,

Thank you for your email of 11th August.

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Yours,

Sent from [Mail](#) for Windows

From: [Matthew Bills](#)

Sent: 11 August 2021 10:52

Subject: Leire Neighbourhood Plan - Clarifications from Examiner

Importance: High

Please find the Direction and Guidance form the Leire Neighbourhood Plan Examiner with clarification questions primarily for those persons identified in the document.

The Examiner has requested that all persons responding to Regulation 16 of the Consultation are sent the document and given an opportunity to respond to the clarification points raised by the Examiner. If additional time is required to make your response please let me know.

Regards



Matthew Bills

Neighbourhood and Green Spaces Officer

m.bills@harborough.gov.uk

Phone: 07703211863

Harborough District Council

The Symington Building, Adam & Eve Street,
Market Harborough, Leicestershire, LE16 7AG

www.harborough.gov.uk

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